

APPLICATION FOR ZONING ACTION
EMMET COUNTY OFFICE OF PLANNING, ZONING,
AND CONSTRUCTION RESOURCES
 3434 HARBOR-PETOSKEY RD, SUITE E, HARBOR SPRINGS, MI 49740
 PHONE: (231) 348-1735 FAX: (231) 439-8933

DATE RECEIVED _____
 \$ _____
 FEE _____

APPLICATION # _____
 DATE PAID _____

PLEASE MAKE CHECKS PAYABLE TO: EMMET COUNTY

Applicant's Name BOB OELKE Phone (954) 524-6873
 Applicant's Address 211A N.E. 16 AVENUE, FORT LAUDERDALE, FL 33301

Owner's Name SAU BRILL TRUST Phone 231-
 (If other than applicant)
 Owner's Address P.O. BOX 58 ALANSON MI 49706

JOB SITE LOCATION:

Township: LITTLEFIELD Tax Parcel #: 24-07-17-16-200-020

Address: 8407 S U.S. 31 HWY, ALANSON, MI 49706

ZONING REQUEST:

Planning Commission:	Board of Appeals:	Describe Request:
Special Use Permit <input type="checkbox"/>	Variance <input type="checkbox"/>	_____
Site Plan Review <input checked="" type="checkbox"/>	Expand Nonconforming <input type="checkbox"/>	_____
Planned Unit Development <input type="checkbox"/>	Use <input type="checkbox"/>	_____
Zoning Map Change <input type="checkbox"/>	Interpretation <input type="checkbox"/>	_____
Zoning Text Change <input type="checkbox"/>	Other <input type="checkbox"/>	_____

REQUIRED USE INFORMATION

Ground floor area main building: 2100 Sq. Ft.
 Floor Area accessory building: 672 Sq. Ft.
 Lot/Parcel Size: 0.99 Acres 43,115 Sq. Ft.

Site/Plot Plan required*

**Requirements for Special Use Permits (Sec 2100 & 2407),
 PUDs (Sec. 1802 & 1805), & Site Plans (Sec. 2405)**

***Please attach a site/plot plan to show; property dimensions; front, rear, and side yard setbacks; streets, roads, and all buildings on the lot. Review Section 2405 of the Zoning Ordinance for Site Plan requirements.**

	Date Submitted		Date Submitted
Elevation Drawing <input type="checkbox"/>	_____	Site Inventory <input type="checkbox"/>	_____
Engineered Drainage Plan <input checked="" type="checkbox"/>	_____	Fire Dept Approval <input type="checkbox"/>	_____
Soil Erosion Permit <input type="checkbox"/>	_____	Wetlands Permit <input type="checkbox"/>	_____
Health Dept. Approval/ <input type="checkbox"/>	_____	Road Commission/ <input type="checkbox"/>	_____
Sewer Taps <input type="checkbox"/>	_____	MDOT Approval <input type="checkbox"/>	_____

Other:

As owner/and or applicant representing the owner, I do ___ do not ___ authorize Emmet County (staff, appointed board, and/or commissioners, or committee members) to enter upon the subject property for purposes of making inspections related to the project or request identified in this application. If authorized, such inspections or site-walks shall be conducted at reasonable hours and times.
 I certify that all the above information is accurate to my fullest knowledge:

Robert Oelke ROBERT OELKE 16 AUG 2008
 Signature of Applicant Printed Name of Applicant Date
 Don C Brill DONALD BRILL TRUSTEE 16 AUG 2008
 *Required Signature of Property Owner Printed Name of Property Owner Date

*2 full-sized (One full sized plan is sufficient if a digital copy is provided as well) & 14 reduced sized (max 11"x17") are required for Planning Commission cases. 9 reduced sized plans are required for ZBA cases.

**IMPACT STATEMENT
FOR SITE PLAN REVIEW**

APPLICANT'S
NAME BOB OELKE CASE# _____

PHONE
NUMBER (954) 524-6873 DATE _____

PROJECT TITLE
MENS TOYLAND

PROPERTY TAX ID
07-17-16-200-020 TOWNSHIP LITTLEFIELD

DIRECTIONS TO APPLICANT

BELOW ARE THE REQUIREMENTS TO CONFORM WITH SECTION 2407-3, SITE PLAN REVIEW-IMPACT STATEMENT, OF THE EMMET COUNTY ZONING ORDINANCE. THESE ITEMS MUST BE ADDRESSED AND SUBMITTED WITH THE SITE PLAN AT LEAST 21 DAYS PRIOR TO THE PLANNING COMMISSION MEETING IN ORDER TO BE PLACED ON THE FOLLOWING MONTH'S AGENDA. (REGULAR MEETING DATE IS THE FIRST THURSDAY OF THE MONTH.) ITEMS LISTED ARE MINIMUM REQUIREMENTS, AND ADDITIONAL INFORMATION MAY BE SUBMITTED TO DESCRIBE THE PROJECT IMPACT. FEEL FREE TO ATTACH A WRITTEN STATEMENT OF THE BELOW INFORMATION.

1. PROJECT DESCRIPTION

Give a description of the proposed development including: Site area, number of proposed lots and/or units, population density, other pertinent population data, vehicle traffic, and related.

THIS PROPERTY IS TO BE USED FOR RETAIL SALES OF CARS, TRUCKS, HEAVY EQUIP., TRACTORS, GARDEN EQUIP., GARDEN SUPPLIES, STORAGE SHEDS, RV'S, BOATS, PERSONAL WATERCRAFT, SHORE STATIONS, AND OTHER MARINE EQUIPMENT. WILL ALSO INCLUDE REPAIR AND SERVICE USES.

THE SITE IS APPROX. 0.99 ACRES AND WILL INCLUDE 2 BUILDINGS, ONE 2100 SFT AND ONE EX. 672 SFT TRAILER.

2. EXPECTED DEMANDS ON COMMUNITY SERVICES

Explain what the impact will be on the following community services and describe how

services will be provided (if applicable):

a. Sanitary Services

N/A — Existing Service will be utilized. Usage will be similar to prior amounts.

b. Domestic Water

N/A

c. Traffic Volumes

WILL HAVE MINIMAL IMPACT. RETAIL SALES & SERVICE TRAFFIC.

d. Schools

WILL HAVE NO IMPACT.

e. Fire Protection

WILL HAVE MINIMAL IMPACT.

3. ENVIRONMENTAL IMPACTS

Include statements relative to the impact of the proposed development on (if applicable):

a. Soil Erosion

WILL HAVE MINIMAL IMPACT.

b. Storm Drainage

WILL HAVE MINIMAL IMPACT.

c. Shoreline Protection

WILL HAVE NO IMPACT.

d. Wildlife

WILL HAVE NO IMPACT.

e. Air Pollution

WILL HAVE NO IMPACT.

f. Water Pollution

WILL HAVE NO IMPACT.

g. Noise

WILL HAVE MINIMAL IMPACT. SOME NOISE WITH VEHICLE AND EQUIPMENT MOVEMENT, ETC.

SITE PLAN REVIEW CHECKLIST

Case # _____
Date Received _____

Subject Property Address 8407 S. U.S. 31 HWY., ALANSON, MI 49706
 Subdivision and Lot Number (If Applicable) —
 Tax Parcel Number: 24- 07 - 17 - 16 - 200 - 020
 Township LITTLEFIELD
 Proposed Use of Property SALES OF CARS, TRUCKS, EQUIP., MARINE, SERVICE
 Proposed Number of Employees _____

CHECKLIST

	Basic Map Information	Yes	No	N/A	Comments
1	Proposed site location map (indicate sufficient area reference to locate site)	✓			
2	Appropriate scale	✓			
3	Date, North Arrow, Street Names (existing and proposed right-of-ways).	✓			
4	Name, Address and Phone Number of person preparing plan	✓			
5	Property line dimensions	✓			
	Basic Zoning Information				
6	Zoning setback lines -Building (including the eave) Setbacks: Front <u>25</u> Side <u>10</u> Side <u>10</u> Rear/Water <u>20</u>	✓			
7	Distance between buildings (nearest point to nearest point)			✓	
8	Location of new buildings and general floor plan Dimensions of bldg.(s) = <u>35 x 60</u> Total sq.ft. = <u>2100</u> <u>+ EX. TRAILER 12' x 66' = 672</u>	✓			
9	Proposed building elevations (to scale) Max. Height = <u>30</u>	✓			
10	All existing structures (labeled) within 100 feet of perimeter property lines	✓			
11	Multiple housing units -Number of units = _____, composition (efficiency, one bedroom, two, three)			✓	
12	Surrounding zoning (properties immediate to subject site)	✓			
13	Lot coverage of proposed buildings = <u>4.87 %</u>	✓			

	Natural Features	yes	No	N/A	Comments
14	Boundaries of existing natural features (trees, lakes, ponds, streams, rock out-croppings, severe topography, wetlands, woodlands, etc.).	✓			
15	Has a wetland permit been applied for?			✓	
16	Existing topography	✓			
17	Soil analysis Is it in a Critical Dune Area?			✓	
18	Site Inventory provided?	✓			
19	Are there scenic view considerations?		✓		
	Drainage / Parking/ Roads				
20	Access drives, internal roads (note public or private) service roads. Width of Right-of-Way = _____			✓	
21	Loading/unloading, service areas	✓			
22	Sidewalks, paths, and trails (internal and public within road right-of-ways).	✓			
23	Acceleration/deceleration lanes			✓	
24	Road agency approval?				<i>IN PROCESS</i>
25	Parking areas (dimensioned typical parking space, maneuvering lanes)	✓			
26	Parking spaces required <u>9</u> , parking spaces actual <u>12</u> Handicap parking location and number <u>1</u>	✓			
27	Required landscaping in parking areas <u>Less than 20</u>			✓	
28	Snow storage/snow management plan	✓			
29	Dumpster location, screening indication	✓			
30	Existing easements (utility, access) within site limits			✓	
31	Location of Water/well, Sewer/septic, and stormwater	✓			
32	Site grading and drainage plan (on-site elevations for pavements, drives, roads, parking lots, curbs, sidewalks and finished grades at building facades) Attach a sealed Engineered Drainage Plan. Estimated cost of drainage system: <u>\$3,000.00</u>	✓			
33	Proposed retention/detention sedimentation ponds	✓			

	Other Site Requirements	Yes	No	N/A	Comments
34	Proposed landscaping (required greenbelts, plant materials/size and type, fences, retaining walls, earthberms, etc.)			✓	
35	Location of outdoor lights, pole heights, bollards, building attached, luminary shielding techniques*				To Sign & Lighting Committee
36	Location of sign(s)*				To Sign & Lighting Committee
37	Site amenities (play area, pools, beaches, tennis courts, etc.).			✓	
38	Does it comply with the Design Guidelines?	✓			
39	Impact Statement attached?	✓			
40	Fire hydrants and fire vehicle access.			✓	
41	Fire Department approval?				IN PROCESS
42	Road Agency approval?				IN PROCESS
43	Health agency approval?			✓	
44	Army Corps of Engineers approval?			✓	
45	Michigan Department of Environmental Quality approval?			✓	

*Signs and lights will need to be approved by the Emmet County Sign and Lighting Committee.

ADDITIONAL COMMENTS:

* Robert Oelke
Applicants Signature

16 August 2008
Date